





Wishaw

109 Greenhead Road, Wishaw, ML2 8JH

Independent Estates



Directions

From our office travel along toward Wishaw Crass and go straight ahead onto Stewarton Street. Continue along and at mini-roundabout turn left onto Greenhead Road. Follow this road and eventually the property will be seen on your left hand side identified by our for sale board.

Viewing

Strictly by appointment via Independent Estates

Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

Rooms

Entrance Hallway	4.82m x 1.76m	Lounge	5.67m x 3.95m
Dining Room	3.96m x 3.35m	Kitchen	3.84m x 3.31m
Utility	3.31m x 1.74m	Sitting Room	4.87m x 3.85m
WC	1.66m x 0.77m	Master Bedroom	5.50m x 3.98m
Dressing Room	3.54m x 1.48m	Ensuite	2.05m x 1.76m
Bedroom Two	3.88m x 3.51m	Bedroom Three	3.47m x 2.86m
Bedroom Four	3.54m x 2.42m	Bathroom	2.77m x 2.03m
Garage	6.77m x 5.64m		

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.

Greenhead Road is close to Primary and Secondary schooling and is located just a short walk from Wishaw Town Centre, where a range of shops, banks, restaurants and leisure facilities are situated as well as Tesco and Morrisons Supermarkets. Wishaw also benefits from a Rail Station with lines running to both Glasgow and Edinburgh and is located only a short drive from the M8/M74 motorway networks.

Independent Estates are proud to welcome to the market this magnificent opportunity to purchase this generous detached, executive family home. Providing bright and beautifully proportioned accommodation over two levels. Entrance to property via front facing upvc door with glass insert and matching glazed side panel leading to reception hallway with fitted carpet. Hallway gives access to formal lounge, sitting room, dining kitchen, wc and carpeted staircase with decorative timber balustrade. Sizable front facing lounge with front facing bay style window formations, feature fireplace incorporating electric fire and fitted carpet. French doors to rear of lounge opens into formal dining room with laminated flooring and rear facing patio doors overlooking and giving access to rear garden. Rear facing dining kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob, extractor, partially tiled walls, feature lighting and laminated flooring. Rear facing utility room with fitted storage, work surface, and upvc door giving access to rear garden. Front facing sitting room with solid wood flooring. Cloakroom wc comprising low flush wc, wash hand basin, partially tiled walls and tiled flooring.

Carpeted upper landing gives access to four bedrooms, bathroom, two storage cupboards and loft hatch. Master bedroom is front facing with front facing bay style window formation, fitted wardrobes and fitted carpet. Side facing walk in wardrobe/dressing room with side facing window and fitted carpet. Front facing master en suite comprising low flush wc, wash hand basin with vanity, shower, partially tiled walls and tiled flooring. Bedroom two is front facing with fitted wardrobes and carpet. Bedroom three is rear facing with fitted wardrobes and carpet. Bedroom four is again rear facing currently utilized as home office with laminated flooring. Rear facing family bathroom comprising low flush wc, wash hand basin, bath, shower cubicle. fully tiled walls, tiled flooring and feature lighting.

The property boasts full gas central heating and double glazing throughout. Large mono block driveway to front provides ample off street parking for several vehicles and leads to large double garage, electricity and lighting supplied. Extensive gardens surround the property with lawn area to front and side section. Rear garden is again mainly laid to lawn with large timber deck patio area, paved patio and decorative well established borders. The rear garden is fully enclosed via timber boundary fencing.

EXTRAS - All floor coverings, light fittings and window blinds.



Offers Over £345,000